Residential Land and Housing Survey
1982, January 1

THE CITY OF CALGARY
PLANNING DEPARTMENT

RESIDENTIAL LAND AND HOUSING SURVEY, 1982, JANUARY 1

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Table of Contents

		Page
LIST OF TABLES & MAPS		iv
I	INTRODUCTION	1
II	SUMMARY	3-4
III	METHOD	4-6
	1. Vacant Land with Residential Use Potential in the Peripheral Areas of Calgary	4
	2. Residential Subdivision Plans Registered During 1981	4
	3. R-1 And R-2 Lots in the Planning Pipeline, 1982, January 1	5
	4. Residential Sites on Which Construction Started in 1981	5
	5. The Vacant Residential Sites Inventory	5
	6. Housing Statistics, Calgary 1977 - 1981	6
IV	THE SURVEY	9-61
	1. Vacant Land with Residential Use Potential in the Peripheral Areas of Calgary, 1982, January 1	9
	2. Residential Subdivision Plans Registered in 1981	13
	3. R-1 And R-2 Lots in the Planning Pipeline, 1982, January 1	30
	4. Residential Sites Upon Which Construction Started in 1981	31
	5. Vacant Residential Sites Inventory, 1982, January 1	48
	6. Calgary Housing Statistics, 1977 - 1981	60

Tables & Maps

LIST OF TABLES

	Page
TABLE 1 Residential Land Reserve Available for Immediate Development in the Peripheral Areas 1975 - 1982	9
TABLE 2 Vacant Land in Calgary's Peripheral Areas with a Residential Use Potential 1982, January 1 (Gross Acres)	10
TABLE 3 Land Subdivided for Residential Purposes 1977 - 1981	13
TABLE 4 New Registered Residential Lots by Land Use Designation 1977 - 1981	13
TABLE 5 Total Gross Area Subdivided for Residential Development by Areas of the City, 1977 - 1981	14
TABLE 6 Calgary Residential Subdivision Plans Registered During 1981, by Major Area Structure Plan/Design Brief Areas	16-29
TABLE 7 R-1 And R-2 Lots in Planning Stage at 1982, January 1	30
TABLE 8 Number of Sites and Acreage on Which Residential Construction Started, 1977 - 1981	31
TABLE 9 Residential Construction Activity by Area (In Acres) 1977 - 1981	32
TABLE 10 Low Density Residential Construction Activity, 1977 - 1981	32
TABLE 11 Residential Sites on Which Construction Started in 1981, by Areas and Transportation Zone, Calgary	35-47
TABLE 12 Vacant Residential Site Inventory 1978 - 1982	48
TABLE 13 Vacant Residential Sites by Area, 1978 - 1982	49
TABLE 14 Vacant Residential Sites Inventory by Area and Transportation Zone, Calgary 1982, January 1	50-59
TABLE 15 Dwelling Units Completed and Under Construction, Calgary 1977 - 1981	60
TABLE 16 Housing Statistics, Calgary 1977 - 1981	61

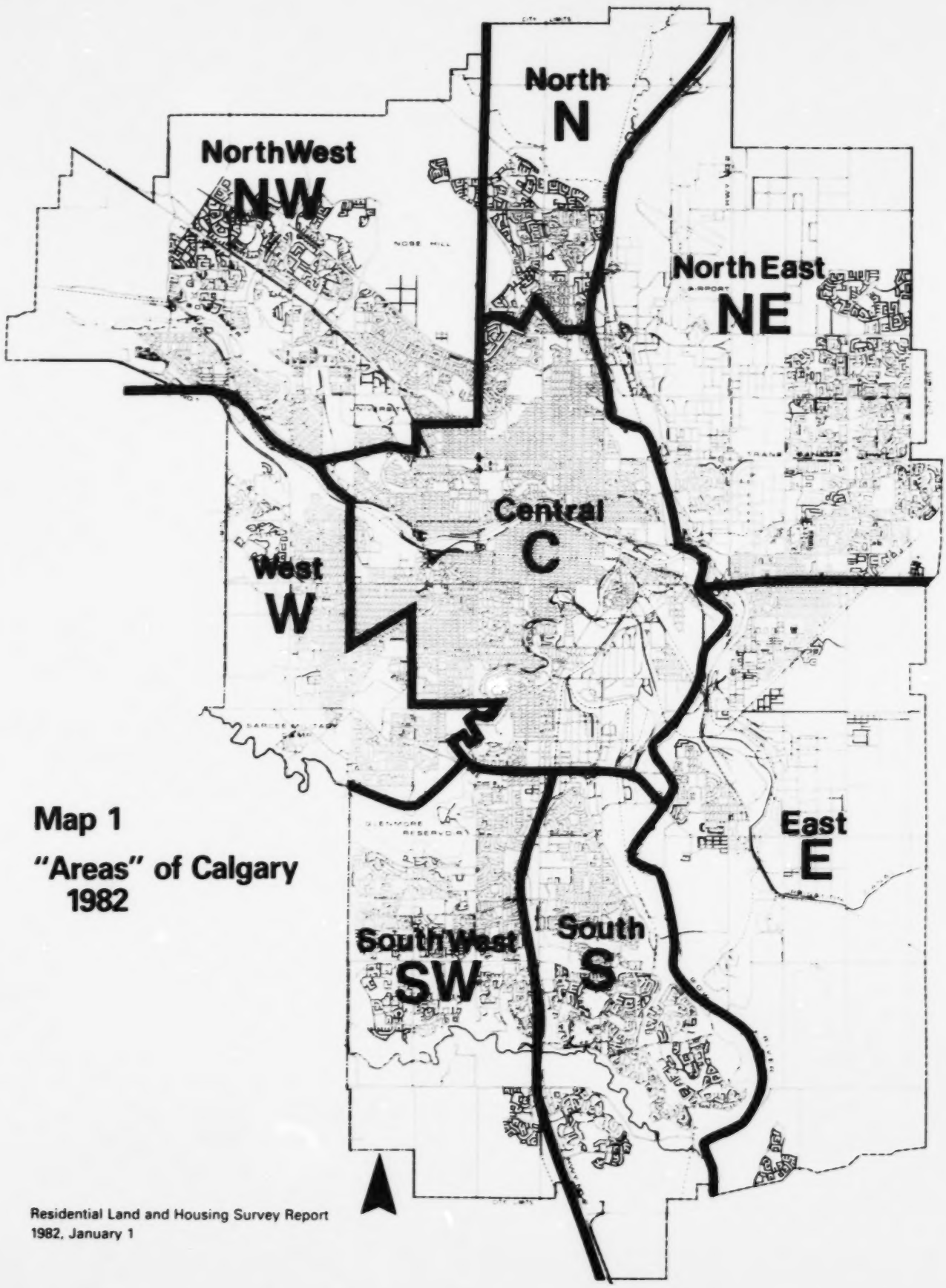
LIST OF MAPS

	Page
MAP 1 Areas of Calgary, 1982	2
MAP 2 Residential Growth 1893 - 1981 in Calgary	7
MAP 3 Vacant Land in Peripheral Areas with a Residential Use Potential, 1982, January 1	11
MAP 4 Design Brief/Area Structure Plan Areas of Calgary	15
MAP 5 Transportation Zones 1964, in Calgary (Excluding Central Business District)	33
MAP 6 Transportation Zones 1964, Central Business District, in Calgary	34

I Introduction

"Residential Land Surveys" for Calgary have been prepared annually by the Planning Department since 1971, December. With the exception of the 1978, January 1 report (which was not released due to the uncertainty over the status of lands approved for annexation to the City) these surveys have been published and made available to the general public. This residential land survey includes the following information:

1. Vacant Land with a Residential Use Potential in the Peripheral Areas, 1982, January 1.
2. Residential Subdivision Plans Registered During 1981.
3. R-1 and R-2 Lots in the planning pipeline as of 1982, January 1.
4. Residential Sites on Which Construction Started in 1981.
5. Vacant Residential Sites Inventory, 1982, January 1
6. Housing Statistics, 1977 - 1981.



Map 1

"Areas" of Calgary
1982

Residential Land and Housing Survey Report
1982, January 1

II Summary

The primary purpose of this report is to present data related to residential land reserves, subdivision activity, absorption and an inventory of residential sites. In addition, statistics are provided to show the production and supply of housing units in Calgary.

A. The inventory of vacant land with residential use potential in the peripheral areas is shown by areas on Table 2. According to this survey, at 1982, January 1, Calgary had 20,305 gross acres of land in residential growth corridors. Of this, 9,710 gross acres were approved for immediate development, while a further 1,529 acres are the subject of the preparation of an area structure plan.

   As far as supply is concerned, the areas already approved for development combined with the areas undergoing planning studies (11,239 acres) represent approximately a 6 to 6.5 year supply (assuming an annual absorption rate of 1,700 to 1,900 gross acres). Finally, the total amount of unsubdivided land with a residential use potential in the City (20,305 acres) represents about a 11 to 12 year supply. This is considerably less than the 30 year supply considered desirable if an adequate replacement inventory is to be provided for. It should be emphasized that the supply figures referred to relate to the broad land supply picture and to the major factors affecting it. The report does not take into account any minor local factors (e.g. site servicing) which may affect the exact timing of the development of a particular piece of property.

B. During 1981, the registration of plans created residential sites on 1,016 net acres through the subdivision of 1,866 gross acres of raw land. The total gross area subdivided in 1981 was 6.9 per cent more than the 1,745 acres, subdivided in 1980.

   In the low density R-1 and R-2 districts, 6,939 lots were registered in 1981, representing a 14.1 per cent increase on the 1980 figure. In the Multi-Dwelling districts, 263 net acres were created, compared to 329 net acres in 1980, a decrease of 20.1 per cent. The Southwest Area had the largest share of new residential subdivisions, providing 577 gross acres or 31.0 per cent of Calgary's total. Second was the Northwest Area with 383 gross acres or 20.5 per cent of the City's total.

C. The number of R-1 and R-2 lots in the planning "pipeline" is continuously monitored by the Land Use Division (Subdivision Section) of the Planning Department. According to the 1981, December statement, at year end 14,868 lots were in the outline plan stage and 6,267 lots in the tentative plan stage, a respective increase of 69.8 per cent and 3.9 per cent over the previous year. More detailed data by Design Brief/Area Structure Plan Areas are shown on Table 7.

D. The residential land absorption has been also measured by the number of sites and net acreage on which residential construction started. The present survey recorded 4,547 starts on R-1 lots covering 549 net acres compared to 3,681 starts on 468 net acres in 1980. In the R-2 category, in 1981, 1,656 starts occurred on 154 net acres as compared to 1,464 starts on 157 net acres in 1980. In total, during 1981 in Calgary 977 net acres were absorbed by residential building starts, which is 13.0 per cent over the 865 net acres in 1980. Building activity was the busiest in the Northeast Area, where residential construction starts have been recorded on 244 net acres, representing 25.0 per cent of the city total.

E. The 1982, January 1 vacant residential site inventory shows a moderate decrease from the preceding year. The recorded total area of vacant residential sites was 1,374 net acres, which is 58 net acres or 4.1 per cent below the previous year's inventory.

   The largest share, 373 acres or 27.2 per cent of the city's total was found in the Southwest Area. The number of vacant R-1 lots increased by 7.1 per cent to 6,180 from the previous year's figure of 5,772.

   If the number of vacant registered R-1 and R-2 lots and those in tentative and outline plan stages of development (ie. the total number of lots in the processing pipeline) are totalled, it can be seen that the 1982, January 1 total of 28,804 lots compares favourably to the 1981, January 1 total of 21,922 lots. Using a yearly absorption figure of 5,134 lots (the average number of R-1 and R-2 sites on which residential construction started over the last five years) this represents a five and a half year supply of low density residential lots in the city.

F. The Canada Mortgage and Housing Corporation's statistics show that during 1981, 12,712 dwelling units were completed in Calgary. This was a 5.3 per cent increase over last years 12,067 completion. The number of dwelling units under construction at December 31, 1981 was 10,373 which is 30.0 per cent more than the preceding year's inventory. It is noteworthy that in the "under construction" category growth occurred only in the multi-dwelling type, 67.8 per cent, while the single-detached and duplex group declined by 16.3 per cent.

The existing housing stock in Calgary is measured annually by the civic census. Table 16 compiles this type of information from 1977 to 1981. The figures reveal that, as of 1981, April, Calgary had 220,605 dwelling units, an increase of 11,560 or 5.5 per cent over the 1980 inventory. The relative increase was the largest in the "Row-housing" category, in which the 1981 figure was 9.2 per cent higher than in 1980. The total number of vacant dwelling units was 7,182 indicating an overall vacancy rate of 3.3 per cent, compared to 3.4 per cent in 1980. The lowest vacancy rate (2.1 per cent) occurred in the "single family" category, while in "other/category" 7.7 per cent of the units were vacant. (NOTE: The vacancy rates given here should not be confused with those produced by C.M.H.C. for apartments).

G. In looking at the total residential land supply within the city the following figures are of interest.

Land in registered, vacant residential sites:	1,374 net acres	1.5 - 1.5 years supply
Land available for immediate development without constraints:	9,710 gross acres	5.5 - 6.0 years supply
SUBTOTAL		7.0 - 7.5 years supply
Potential residential land not yet approved for development:	10,595 gross acres	5.5 - 6.0 years supply
TOTAL		12.5-13.5 years supply

This calculation is based on an annual demand of 1,700 - 1,900 gross acres for new residential subdivisions, which reflects the absorption rate experienced in recent years.

III Method

1. VACANT LAND WITH RESIDENTIAL USE POTENTIAL IN THE PERIPHERAL AREAS OF CALGARY

The information in this report, related to the location and quantity of land within the City limits as of 1982, January 1, is based on records maintained on the City of Calgary's property file[1] and information available in the Area Structure Plans. The land which is referred to as vacant is that shown in the file as having no building assessment and without known commitment to a future public use such as Fish Creek Provincial Park, Nose Hill Park, or the Sarcee Military Reserve, etc. It includes all land within the residential growth corridors which is presently used mainly for agricultural purposes and all country residential subdivision plans are excluded. The figures given are gross estimates without taking account of land ownership of physical impediments to development unless they are very major ones. Accordingly, some of the land may, on closer inspection prove to be unsuitable for residential development. Furthermore, the price at which the land is being marketed, the intentions of the owner with respect to development and a variety of other factors tend to have an effect on whether or not it will be available for development, but these have not been considered at this time.

The data presented in Table 2 does not include vacant land lying within the central part of the city which may be suitable for residential development. The surveyed areas are shown on Map 3.

2. RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981

A list was prepared of those subdivision plans in Calgary that were registered in the Land Titles Office during 1981. From this list, plans for residential subdivision were identified and assembled by design brief/area structure plans and major areas (Map 4). The following information was then retrieved for each residential subdivision from the plans and from the Calgary Property File:

1 The "Property File" is a computer record composed of property related data generated from the operations of civic departments

a. Registered residential subdivision plan numbers.
b. Gross subdivision area and total number of registered units.
c. The number and net acreage of residential sites only, by the following land use designation categories:[2]
   - R-1 Single-Detached Residential District
   - R-2 Low Density Residential District
   - RM-1 & 2 Low Density Multi-Dwelling Districts
   - RM-3 to 5 Medium Density Multi-Dwelling Districts
   - Other Residential Districts
d. Total number of acres of residential sites.
e. The number and acreages of reserves.

The "gross subdivision area" consists of the total acreage and total number of sites which were registered or covered by the plan, including residential lots, streets, lanes, reserves, school grounds and non-residential sites. The source of this information is the Alberta Land Surveyor's notation on the plan, while the "residential only" figures were taken from the Property File and refer solely to the residential lots. The number and acreage of reserves were obtained directly from the plans.

3. R-1 AND R-2 LOTS IN THE PLANNING PIPELINE 1982, JANUARY 1

Information given on Table 7 was taken from the 1981, December "Residential Lot Inventory" of the City of Calgary Planning Department, Land Use Division. In order to keep accurate account of the lots on hand, the subdivision pipeline is under constant surveillance throughout all its stages from the Area Structure Plan[3] to the issuance of individual building permits. When an Outline Plan[4] is approved, the number of lots within that plan are counted and will remain on record in that category until the subsequent Tentative Plan[5] is approved for the identical area. At that point, the number of lots in the Outline Plan registry will be reduced and the Tentative Plan lot inventory will be increased by the same number. When the final subdivision plan is approved, then the Tentative Plan inventory will be reduced as in the preceding stage. The Planning Department's monthly lots-in-the-planning-pipeline report contains a detailed, accumulative assembly of data by Area Structure Plans or Design and by land development companies.

4. RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1981

The Property File records the year when any form of construction was first assessed on a lot. This and field survey information were used here by listing the number and the acreage of those residential properties on which construction started in 1981. The data have been tabulated by Transportation Zones[6] (1964) and Land Use Designation categories for both apartments and other residential structures.

5. THE VACANT RESIDENTIAL SITES INVENTORY

The information provided in this section was assembled from the City of Calgary Property File and adjusted by field surveys. Parcels named as "Vacant Residential" or "Vacant Apartment"[7] sites according to the Assessment Classification Code system[8] and having no recorded building assessment were retrieved from the computer tape. The printout showed for each vacant parcel.

- the legal description,
- the location address,

2. Land use designations have been established by the City of Calgary Land Use By law #2P80 which superceded the Development Control By-law 8600 as of 1980, March 31. To provide comparable statistics, previous years' data related to land use classifications have been converted into corresponding land use designations.

3. Area Structure Plans (formerly Design Briefs) are prepared to establish City policy for density, the major road network, schools, parks, primary utility constraints and indicate approximate sites for commercial and higher density residential uses. (For precise definition see THE PLANNING ACT, 1977, Section 62).

4. Outline Plans establish general subdivision design for an area in order to obtain optimum continuity of residential streets, pedestrian ways, utilities and easements.

5. A Tentative Plan is normally based upon an approved Outline Plan and its purpose is to provide a basis for the subsequent survey and preparation of the Plan of Subdivision.

6. Since the City's Property File has not adopted yet the 1979 Transportation Districts, data in this report are still arranged by the 1964 Transportation Districts as shown on Maps 4 and 5.

7. Multi-dwelling structures having four suites or more are classified as "Apartments" while other residential structures are classified in the "Residential" group. In a broader sense, both categories are residential.

8. The Assessment Classification Code is a specification of land and building according to ownership (general, tax exempt, City) and type of property. The system was originally designed to serve assessment and taxation purposes.

- the assessment classification code number,
- the transportation zone number,
- the area of the site, and
- the roll number identifying each property.

Vacant residential sites are shown by Transportation Zones (1964) and summarized as a Calgary total. Through an item-by-item screening process numerous properties were discarded from the original list despite having the appropriate assessment classification because of the size, topography, location or other qualities which prohibit their development for residential purposes. The number and acreage of vacant parcels are grouped in the following land use classification categories:

- R-1 Single-Detached Residential District
- R-2 Low Density Residential District
- RM-1 & 2 Low Density Multi-Dwelling District
- RM-3 to 5 Medium Multi-Dwelling District
- Other Residential Districts

* See Footnote #2

The parcels included in the list represent residential parcels which are part of a registered subdivision plan and available for building. It should be noted that this vacant land inventory does not include parcels which are designed for residential-associated uses such as community reserve, school sites, local commercial or recreational lots nor does it include streets, roads, or lanes, The acreage was calculated by the computer, using the dimensions of each recorded site.

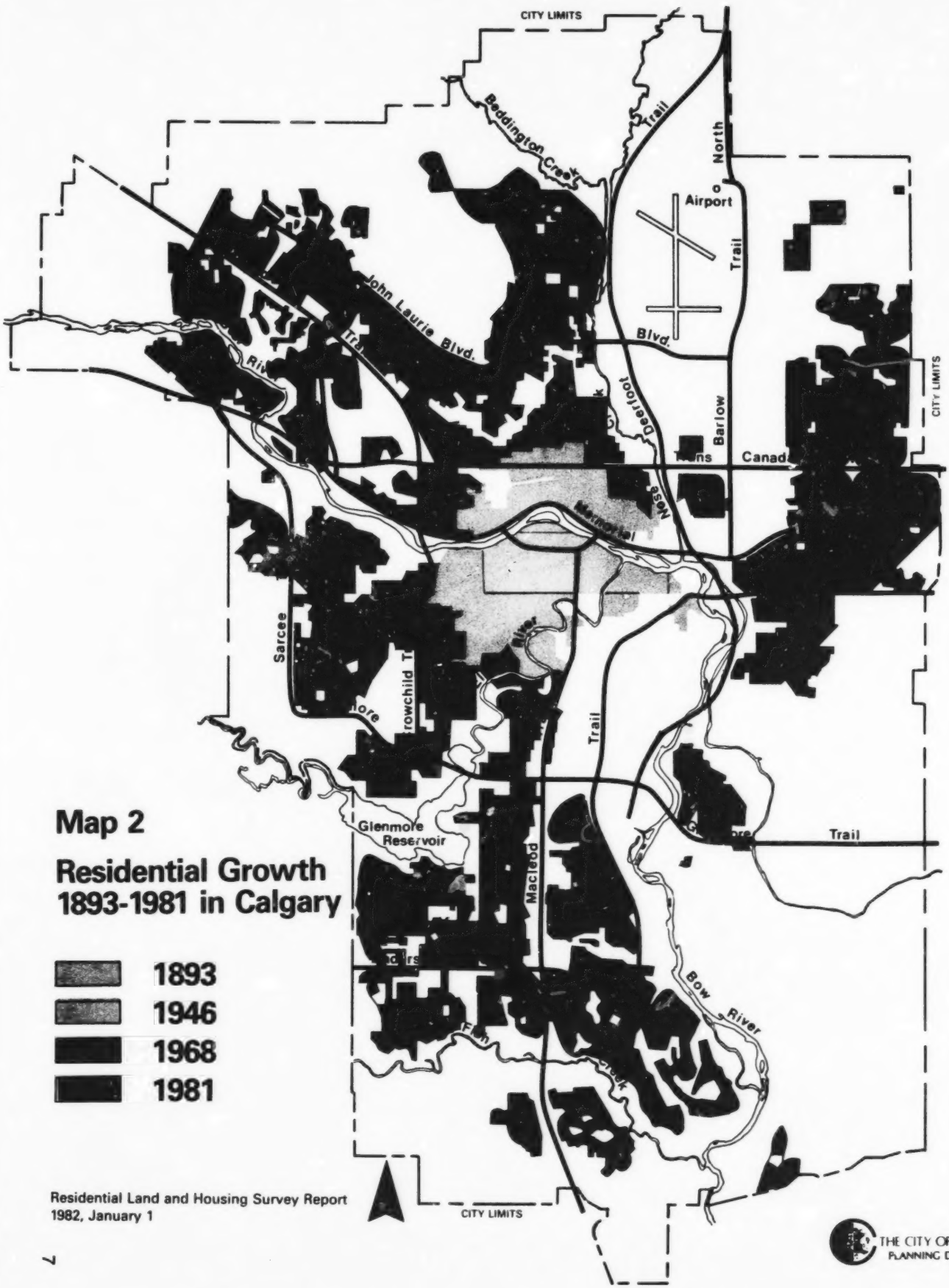
6. HOUSING STATISTICS, CALGARY 1977 - 1981

Housing statistics are presented in two forms:

a. a record of dwelling production by structure, 1977 - 1981 (Table 15),

b. an inventory of the existing dwelling supply, vacancy and occupancy rate by structure, 1977 - 1981 (Table 16).

The annual dwelling unit completion and units under construction have been excerpted from the "Monthly Housing Statistics" and the annual "Canadian Housing Statistics", published by the Canada Mortgage and Housing Corporation. The source of the dwelling units inventory is the Calgary Civic Census.



Map 2

Residential Growth 1893-1981 in Calgary

- 1893
- 1946
- 1968
- 1981

Residential Land and Housing Survey Report
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THE CITY OF CALGARY
PLANNING DEPARTMENT

IV The Survey

1. VACANT LAND WITH RESIDENTIAL USE POTENTIAL IN THE PERIPHERAL AREAS OF CALGARY, 1982, JANUARY 1

Vacant residential land reserves in Calgary have been surveyed every year since 1975. Data compiled in these reports were employed in the preparation of the Calgary General Municipal Plan and its amendments, and they also have provided useful information when annexation proposals were evaluated. Due to the importance of knowledge about the long-term land supply in the City, it was decided that these data should be published regularly as part of the City's annual "Residential Land Survey".

The present land inventory of 1982, January 1 contained gross acres of unconstrained, unsubdivided land in Calgary's peripheral areas, available for immediate residential development, as shown on Table 2. Trends in the availability of this kind of land stock are indicated in the following table:

Table 1

RESIDENTIAL LAND RESERVE AVAILABLE FOR IMMEDIATE DEVELOPMENT IN THE PERIPHERAL AREAS, 1975 - 1982

1975, January	6,675 gross acres
1976, January	7,193 gross acres
1977, June	9,194 gross acres
1978, January	7,920 gross acres
1979, January	7,247 gross acres
1980, January	8,918 gross acres
1981, January	10,413 gross acres
1982, January	9,710 gross acres

The increase between 1975 and 1976 inventories was mainly caused by the approval of the Strathcona Design Brief, which eliminated the policy constraints in this area. A further increase was recorded in 1977, June, as a result of the following factors:

- constraints in the Northeast and East Areas were eliminated by approval of Design Briefs in these areas;
- restrictions were lifted from part of the Northeast Area previously affected by sour gas wells;
- in the Southwest Area, the transportation limitations that had restricted development in the Livingston area were lifted.

The 1978, January survey indicated a 1,274 acre reduction of the available residential land reserves since 1977, June. This approximated the gross area of those residential plans that were registered during the second half of 1977. The 1979, January 1 inventory of unconstrained land did not show yet the result of the recent annexation, since no portion of that newly incorporated land had been approved for residential development. The 1980, January 1, available land inventory shows an increase of 1,671 gross acres over 1979 mainly because of the approval of the Riverbend, McKenzie and Midnapore II Area Structure Plans. In 1980 the inventory of land available for immediate development increased by 1495 gross acres, reaching the record level of 10,413 acres at 1981, January 1. This increase was the result of Council's decision to remove development constraint from "Cell A" of the Crowchild 3 Area Structure Plan, part of the East Scenic Acres Area Structure Plan area and the Barlow Area Structure Plan area. The approval of the Calgary North Area Structure Plan 1 contributed further 1363 gross acres to the immediately developable acreage in 1980.

During the year of 1981 the approved and available residential land reserve decreased by 703 acres to 9,710 gross acres. In 1981 only the Chaparral area was annexed to Calgary but no part of that has been approved yet for development. However, those lands in the Northwest and Northeast sectors which were in the planning stage a year ago now are in the available category. These areas replaced partially the 1981 absorption but the City still ended the year with a reduced inventory.

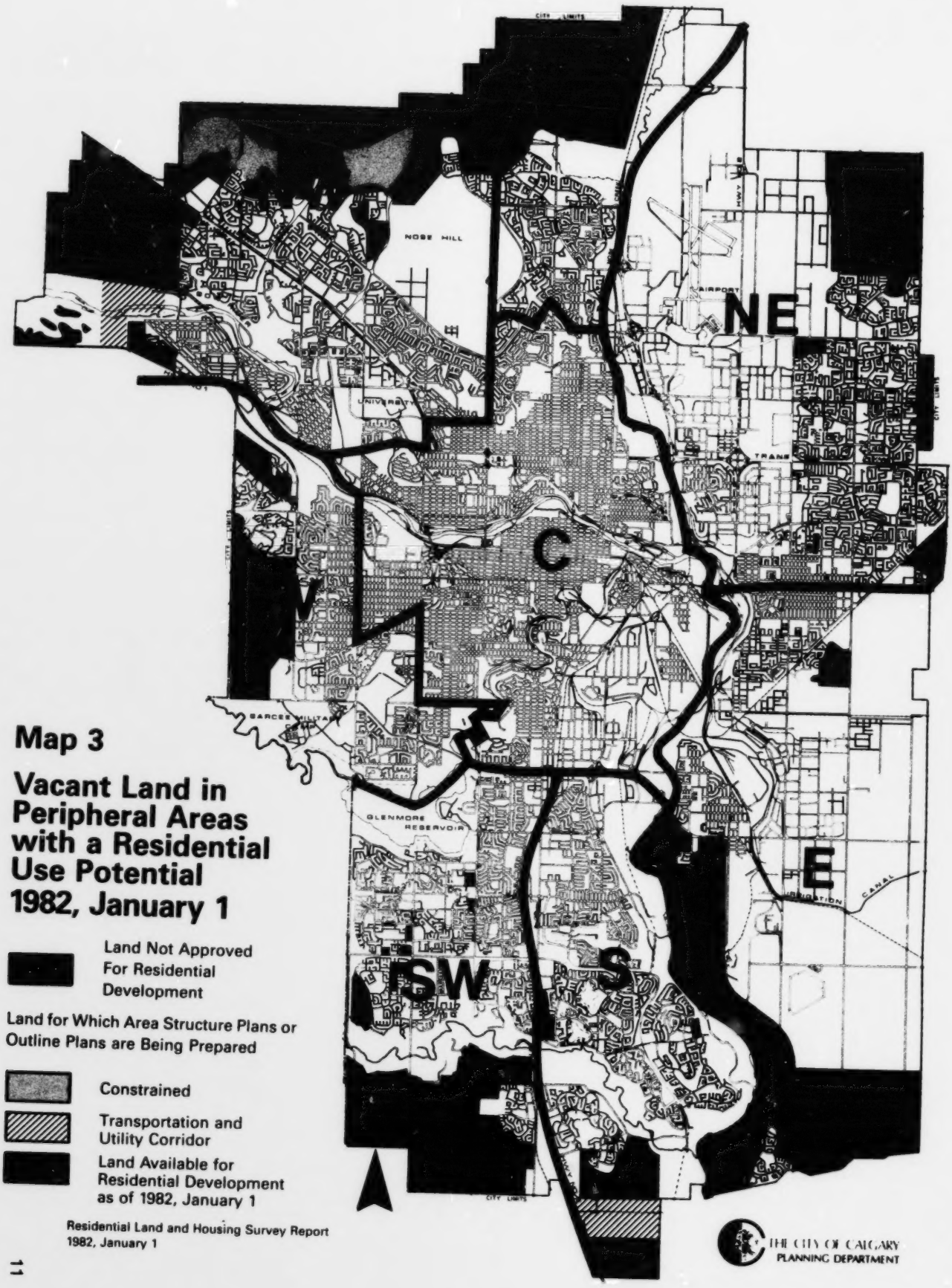
Table 2 VACANT LAND IN CALGARY'S PERIPHERAL AREAS WITH A RESIDENTIAL USE POTENTIAL
1982, January 1 (Gross Acres)

SECTOR	TOTAL POTENTIAL RESIDENTIAL LAND[1]	LAND NOT APPROVED FOR DEVELOPMENT	LAND FOR WHICH PLANNING STUDIES ARE UNDERWAY[2]	CONSTRAINED LAND IN A.S.P. OR D.B. AREAS	LAND AVAILABLE FOR IMMEDIATE DEVELOPMENT
NW	6,123[3]	3,030[4]	–	550[5]	2,543
N	2,246	862[6]	–	–	1,384
NE	2,532	1,660[7]	–	–	872
E	3,848	–	1,529[8]	–	2,319
S	1,087	440[9]	–	–	647
SW	3,100	2,200[10]	–	–	900
W	1,369	324[11]	–	–	1,045
TOTAL	20,305	8,516	1,529	550	9,710

NOTE: The delineation of these areas is shown on Map 3.

Notes to Table 2

1. Excludes major environmentally sensitive areas, flood ways, major parks, etc.
2. While studies are underway for the lands identified in this column it should not be assumed that all the lands referred to are free of constraints. This will not be known until each individual study is completed and a decision taken by City Council.
3. Excluded: 700 acres of Environmental Reserves and Environmentally Sensitive areas; 536 acres within the transportation and utility corridor; 300 acres that lie north of the C.P.R. tracks and the Bow River.
4. 1681 acres north of Crowchild 3 Area Structure Plan area; 1349 acres in West Scenic acres north of C.P.R. tracks and outside the transportation and utility corridor.
5. Portions of Cells B & C in Crowchild 3 area constrained by transportation limitation. In 1981 Council reduced the earlier 700 acres restricted area by 150 acres.
6. Portion of A.S.P. 2 as shown in the Calgary North Policy Report.
7. Area north of 68 Ave. N.E. within Airport 3 Design Brief with major transportation and servicing constraints. It is also within a sour gas producing area.
8. Area east of McKenzie A.S.P. area.
9. That portion of Chaparral (annexed in 1981) which lies outside the transportation and utility corridor.
10. Land in West Midnapore, major transportation limitations.
11. Special study area in south Stratcona, excluding gravel pit and power station site.



Map 3

Vacant Land in Peripheral Areas with a Residential Use Potential 1982, January 1

Land Not Approved For Residential Development

Land for Which Area Structure Plans or Outline Plans are Being Prepared

Constrained

Transportation and Utility Corridor

Land Available for Residential Development as of 1982, January 1

Residential Land and Housing Survey Report
1982, January 1

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2. RESIDENTIAL SUBDIVISION PLANS REGISTERED IN 1981

During 1981, the gross area of registered residential subdivison plans covered 1,866 acres, an increase of 121 acres or 6.9 per cent from 1980. The last five years (1977-1981) average gross land absorption by residential subdivisions is now 1883 acres. For the same time, the average ratio of net to gross acreage was 56.7. The relevant figures covering the 1977-1981 period are shown on Table 3 and 4.

Table 3

LAND SUBDIVIDED FOR RESIDENTIAL PURPOSES
1977 - 1981

	1977	1978	1979	1980	1981
Gross acres of residential subdivision plans	2279	1514	2013	1745	1866
Net acres of residential sites in plans	1259	886	1162	1003	1016
Ratio of net to gross acreage	55.2	58.5	57.7	57.5	54.5

The distribution of subdivided lots by land use designation is shown in the following table:

Table 4

NEW REGISTERED RESIDENTIAL LOTS BY LAND USE DESIGNATION 1977 - 1981

	1977	1978	1979	1980	1981
Lots registered in R-1 Districts					
Number	4158	4023	4890	4919	5273
Net Acres	577	495	614	582	619
R-2 Districts					
Number	1676	1092	1857	1163	1666
Net Acres	239	127	211	92	135
Low Density Multi-Dwelling District					
Number	38	105	90	15	42
Net Acres	13	27	88	29	56
Medium Density Multi-Dwelling District					
Number		5	1	19	48
Net Acres		8	1	26	19
Other Residential Districts					
Number	1262	690	874	1319	513
Net Acres	430	229	248	274	187
CALGARY TOTAL (Net Acres)	1259	886	1162	1003	1016

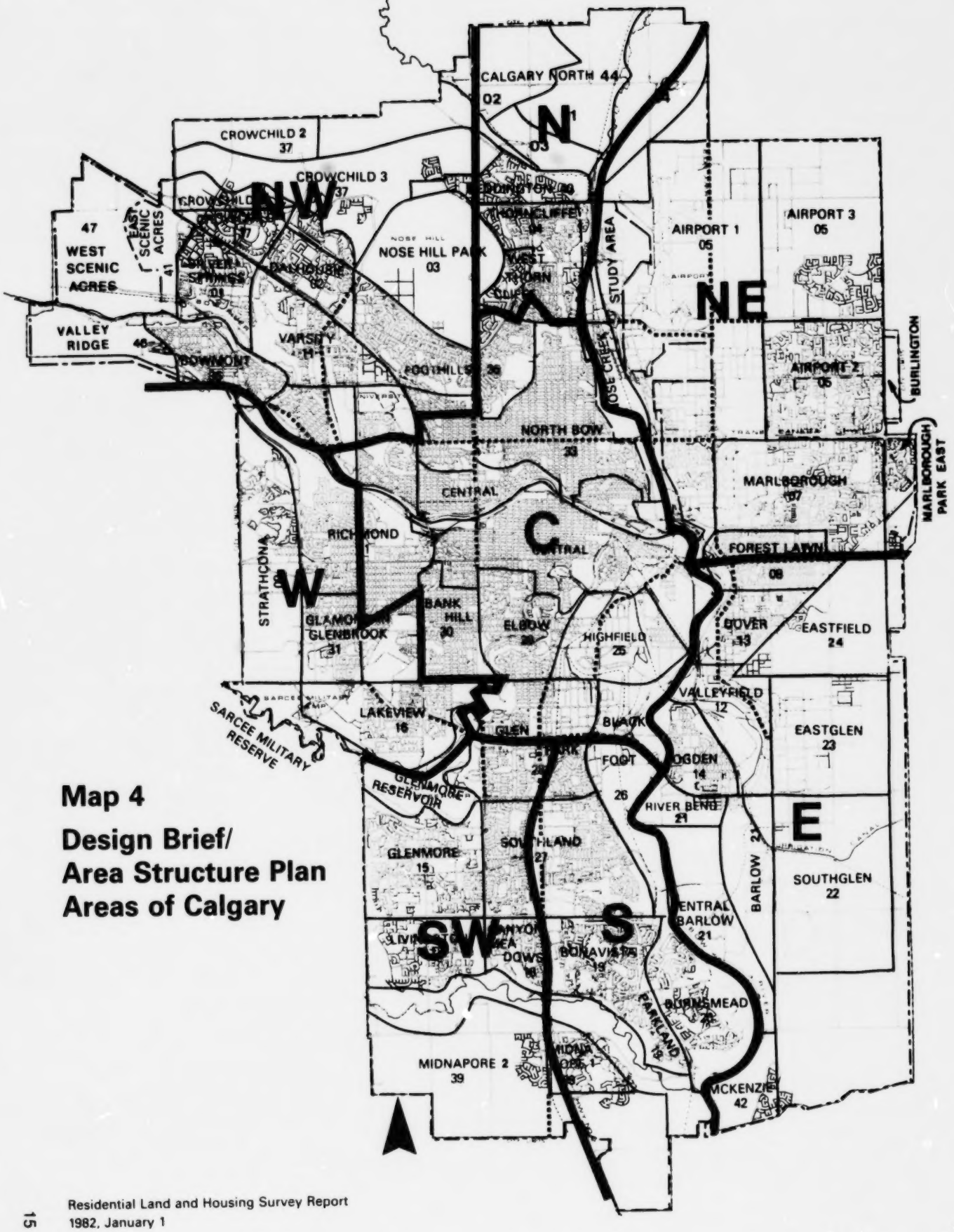
As indicated on Table 5, during the past five years (1977 - 1981 inclusive), the Northeast Area had the largest share of residential subdivisions in Calgary representing 26.5 per cent of the total although in 1981 the Southwest Area was in the first place by providing 31.0 per cent of all the newly subdivided site areas of the city.

Table 6 presents detailed information about individual subdivision plans by giving the general location, the gross area of the plan and the number and area of the lots created by land use designation. It indicates that 8.9 per cent of the gross area of the subdivided land has been dedicated as municipal reserves, while further 4.8 per cent has been dedicated as environmental reserve.

Table 5

TOTAL GROSS AREA SUBDIVIDED FOR RESIDENTIAL DEVELOPMENT BY AREAS OF THE CITY, 1977 - 1981

Year		Northwest	North	Northeast	Central	East	West	Southwest	South	City Total
1977	Acres	620	133	695	---	33	173	262	363	2,279
	% of total	27.2	5.8	30.5	---	1.5	7.6	11.5	15.9	100
1978	Acres	194	178	547	1	11	144	108	331	1,514
	% of total	12.8	11.8	36.1	0.1	0.7	9.5	7.1	21.9	100
1979	Acres	175	394	529	21	1	136	475	282	2,013
	% of total	8.7	19.6	26.3	1.0	.1	6.7	23.6	14.0	100
1980	Acres	203	155	477	---	148	157	243	362	1,745
	% of total	11.6	8.9	27.4	---	8.5	9.0	13.9	20.7	100.0
1981	Acres	383	133	245	44	346	111	578	26	1,866
	% of total	20.5	7.1	13.1	2.4	18.5	6.0	31.0	1.4	100.0
1977-81	Acres	1,575	993	2,493	66	539	721	1,666	1,364	9,417
	% of total	16.7	10.5	26.5	0.7	5.7	7.7	17.7	14.5	100.0



Map 4

Design Brief/ Area Structure Plan Areas of Calgary

Table 6 CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981 BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
NORTHWEST AREA:											
11 University	8111331	No. of Parcels	1		1				1		
		Acres	–		–				–		
	Total	No. of Parcels	1		1				1		
		Acres	–		–				–		
36 Bowmont	8110252	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8110314	No. of Parcels	1	1					1		
		Acres	–	–					–		
	8110636	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110699	No. of Parcels	1	1					1		
		Acres	–	–					–		
	8110760	No. of Parcels	1					1	1		
		Acres	–					–	–		
	8110966	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8110990	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8111115	No. of Parcels	3	3					3		
		Acres	–	–					–		
	Total	No. of Parcels	13	5	7			1	13		
		Acres	–	–	–			–	–		
37 Crowchild/ Phase 1	8110451	No. of Parcels	55	54					54	1	
		Acres	7.06	5.35					5.35	.26	
	8110780	No. of Parcels	16	14					14	2	
		Acres	6.95	3.05					3.05	2.10	
	Total	No. of Parcels	71	68					68	3	
		Acres	14.01	8.40					8.40	2.36	

* Other Includes
RM-6 High Density Multi-Dwelling District
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M Municipal & School Reserve
E Environmental Reserve

CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
37 Crowchild/ Phase 2	8110451	No. of Parcels	64	61				1	62	2	
		Acres	24.89	12.18				.17	12.35	.71	
	8110780	No. of Parcels	81	79					79	1	1
		Acres	28.52	14.52					14.52	.71	7.55
	8111533	No. of Parcels	1		1				1		
		Acres	–		–				–		
	Total	**No. of Parcels**	**146**	**140**	**1**			**1**	**142**	**3**	**1**
		Acres	**53.41**	**26.70**	**–**			**.17**	**26.87**	**1.42**	**7.55**
37 Crowchild/ Phase 3	8110172	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110239	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110392	No. of Parcels	62	61					61		1
		Acres	36.94	9.19					9.19		24.12
	8110554	No. of Parcels	115	107		2	3		112	2	
		Acres	56.42	16.83		5.94	10.46		33.23	8.26	
	8110621	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110670	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110895	No. of Parcels	43				43		43		
		Acres	–				–		–		
	8111017	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111090	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111252	No. of Parcels	275	270.00					270	4	1
		Acres	77.99	40.76					40.76	10.38	13.42
	8111597	No. of Parcels	101	97					97	3	1
		Acres	33.03	14.43					14.43	2.44	10.27

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CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981 BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
37 Crowchild/ Phase 3 (continued)	8111720	No. of Parcels	156	128	27				155		
		Acres	28.39	13.87	2.68				16.55		
	8111872	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111911	No. of Parcels	216	204	8	2			214	2	
		Acres	57.54	19.22	.96	9.13			29.31	9.88	
	8111958	No. of Parcels	101	99					99	1	1
		Acres	25.67	13.29					13.29	.56	7.69
	Total	**No. of Parcels**	**1,076**	**966**	**42**	**4**	**46**		**1,058**	**9**	**4**
		Acres	**315.98**	**127.59**	**3.64**	**15.07**	**10.46**		**156.76**	**31.52**	**55.50**
TOTAL NORTHWEST AREA		**No. of Parcels**	**1,307**	**1,179**	**51**	**4**	**46**	**2**	**1,282**	**15**	**5**
		Acres	**383.40**	**162.69**	**3.64**	**15.07**	**10.46**	**.17**	**192.03**	**35.30**	**63.05**
NORTH AREA:											
04 Thorncliffe	8110014	No. of Parcels	1						1		
		Acres	.05						.05		
	8110068	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110572	No. of Parcels	50	34	10			3	47	1	1
		Acres	24.34	4.30	2.91			6.67	13.88	.42	6.53
	8111927	No. of Parcels	86		78	4	1	1	84		
		Acres	53.85		13.53	15.96	3.75	8.00	41.24		
	Total	**No. of Parcels**	**138**	**34**	**89**	**4**	**1**	**4**	**132**	**2**	**1**
		Acres	**78.24**	**4.30**	**16.44**	**15.96**	**3.75**	**14.67**	**55.12**	**.47**	**6.53**
40 Beddington	8110226	No. of Parcels	185	179					179	4	1
		Acres	54.98	19.97					19.97	4.19	.73
	8110721	No. of Parcels	27		27				27		
		Acres	–		–				–		

* Other Includes
RM-6 High Density Multi-Dwelling District
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CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
40 Beddington (continued)	8111302	No. of Parcels	1		1				1		
		Acres	–		–				–		
	Total	No. of Parcels	213	179	28				207	4	1
		Acres	54.98	19.97	–				19.97	4.19	.73
TOTAL NORTH AREA		No. of Parcels	351	213	117	4	1	4	339	6	2
		Acres	133.22	24.27	16.44	15.96	3.75	14.67	75.09	4.66	7.26
NORTHEAST AREA:											
05 Airport/Phase 2	8110155	No. of Parcels	3		3				3		
		Acres	–		–				–		
	8110206	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8110233	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8110545	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8110635	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110792	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110872	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110958	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110988	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110999	No. of Parcels	2	2					2		
		Acres	–	–					–		
	8111036	No. of Parcels	2		2				2		
		Acres	–		–				–		

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CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
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TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
05 Airport/Phase 2 (continued)	8111443	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8111469	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8111630	No. of Parcels	3		3				3		
		Acres	–		–				–		
	8111751	No. of Parcels	4		4				4		
		Acres	–		–				–		
	Total	**No. of Parcels**	**29**	**2**	**27**				**29**		
		Acres	**–**	**–**	**–**				**–**		
05 Airport/Phase 3	8110510	No. of Parcels	5		5				5		
		Acres	–		–				–		
	8110679	No. of Parcels	147	116	30				146	1	
		Acres	23.86	12.30	2.09				14.39	.50	
	8110681	No. of Parcels	195	145	23	26			194	1	
		Acres	33.17	14.22	1.47	2.59			18.28	.50	
	8110684	No. of Parcels	83	68	15				83		
		Acres	16.13	7.98	1.80				9.78		
	8110945	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110946	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110947	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8111020	No. of Parcels	186	107	76			2	185	1	
		Acres	40.24	9.87	5.42			10.25	25.54	.50	
	8111022	No. of Parcels	34		34				34		
		Acres	–		–				–		
	8111092	No. of Parcels	6		6				6		
		Acres	–		–				–		

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CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
05 Airport/Phase 3 (continued)	8111137	No. of Parcels	15		15				15		
		Acres	–		–				–		
	8111139	No. of Parcels	13		13				13		
		Acres	–		–				–		
	8111248	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111376	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111482	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111732	No. of Parcels	275	114	159		1		274	1	
		Acres	41.84	11.44	12.38		4.60		28.42	.45	
	8111874	No. of Parcels	2		2				2		
		Acres	–		–				–		
	Total	**No. of Parcels**	**968**	**550**	**385**	**26**	**1**	**2**	**964**	**4**	
		Acres	**155.24**	**55.81**	**23.16**	**2.59**	**4.60**	**10.25**	**96.41**	**1.95**	
07 Marlborough	8111171	No. of Parcels	1		1				1		
		Acres	–		–				–		
	Total	**No. of Parcels**	**1**		**1**				**1**		
		Acres	–		–				–		
08 Forest Lawn	8110611	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111007	No. of Parcels	1							1	
		Acres	–							–	
	Total	**No. of Parcels**	**2**		**1**				**1**	**1**	
		Acres	–		–				–	–	
43 Marlborough Park East	8110230	No. of Parcels	3					3	3		
		Acres	–					–	–		

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CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
43 Marlborough Park East (continued)	8110571	No. of Parcels	5		5				5		
		Acres	–		–				–		
	8110865	No. of Parcels	14					14	14		
		Acres	–					–	–		
	8110870	No. of Parcels	197	186	9	1			196	1	
		Acres	38.80	19.73	1.10	2.97			23.80	.50	
	8110950	No. of Parcels	113	7				105	112	1	
		Acres	16.75	.56				9.60	10.16	.49	
	8111757	No. of Parcels	86		83			2	85	1	
		Acres	33.63		7.27			12.00	19.27	3.01	
	8111789	No. of Parcels	1					1	1		
		Acres	–					–	–		
	Total	**No. of Parcels**	**419**	**193**	**97**	**1**		**125**	**416**	**3**	
		Acres	**89.18**	**20.29**	**8.37**	**2.97**		**21.60**	**53.23**	**4.00**	
TOTAL NORTHEAST AREA		**No. of Parcels**	**1,419**	**745**	**511**	**27**	**1**	**127**	**1,411**	**8**	
		Acres	**244.42**	**76.10**	**31.53**	**5.56**	**4.60**	**31.85**	**149.64**	**5.95**	
CENTRAL AREA:											
31 Richmond	8111502	No. of Parcels	1		1				1		
		Acres	–		–				–		
	Total	**No. of Parcels**	**1**		**1**				**1**		
		Acres	**–**		**–**				**–**		
33 North Bow	8110664	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8110675	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110939	No. of Parcels	3					1	1	1	1
		Acres	3.19					1.38	1.38	.15	1.66

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CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
33 North Bow (continued)	8111389	No. of Parcels	1		1				1		
		Acres	–		–				–		
	Total	No. of Parcels	7		4			1	5	1	1
		Acres	3.19		–			1.38	1.38	.15	1.66
Inner City	8110131	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110838	No. of Parcels	4	4					4		
		Acres	.57	.57					.57		
	8110407	No. of Parcels	13					4	4	1	
		Acres	40.01					15.81	15.81	3.13	
	Total	No. of Parcels	18	4	1			4	9	1	
		Acres	40.58	.57	–			15.81	16.38	3.13	
TOTAL CENTRAL AREA		No. of Parcels	26	4	6			5	15	2	1
		Acres	43.77	.57	–			17.19	17.76	3.28	1.66
EAST AREA:											
21 Riverbend	8112010	No. of Parcels	28		28				28		
		Acres	8.17		2.19				2.19		
	Total	No. of Parcels	28		28				28		
		Acres	8.17		2.19				2.19		
24 Eastfield	8110644	No. of Parcels	119					119	119		
		Acres	28.18					17.85	17.85		
	8110646	No. of Parcels	57					57	57		
		Acres	–					–	–		
	8110868	No. of Parcels	2			1			1	1	
		Acres	10.45			5.26			5.26	5.19	
	8111814	No. of Parcels	290		288				288	1	
		Acres	46.90		25.95				25.95	5.69	
	Total	No. of Parcels	468		288	1		176	465	2	
		Acres	85.53		25.95	5.26		17.85	49.06	10.88	

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CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

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				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
42 McKenzie	8110323	No. of Parcels	378	336	35			5	376	2	
		Acres	86.36	33.57	3.94			14.91	52.42	2.40	
	8110325	No. of Parcels	276	254	15			3	272	4	
		Acres	103.43	30.48	1.84			9.24	41.56	31.00	
	8111231	No. of Parcels	9		9				9		
		Acres	–		–				–		
	8111428	No. of Parcels	232	227					227	5	
		Acres	62.91	26.33					26.33	11.03	
	8111876	No. of Parcels	7		7				7		
		Acres	–		–				–		
	8111931	No. of Parcels	11					11	11		
		Acres	–					–	–		
	8111932	No. of Parcels	16					16	16		
		Acres	–					–	–		
	Total	**No. of Parcels**	**929**	**817**	**66**			**35**	**918**	**11**	
		Acres	**252.70**	**90.38**	**5.78**			**24.15**	**120.31**	**44.43**	
TOTAL EAST AREA		**No. of Parcels**	**1,425**	**817**	**382**	**1**		**211**	**1,411**	**13**	
		Acres	**346.40**	**90.38**	**33.92**	**5.26**		**42.00**	**171.56**	**55.31**	
WEST AREA:											
09 Strathcona	8110106	No. of Parcels	138	120				14	134	2	2
		Acres	42.03	14.97				5.04	20.01	3.39	4.16
	8110148	No. of Parcels	1			1			1		
		Acres	–			–			–		
	8110241	No. of Parcels	80	67	12				79	1	
		Acres	12.59	7.77	.89				8.66	.49	
	8110282	No. of Parcels	30	30					30		
		Acres	–	–					–		
	8110376	No. of Parcels	5	5					5		
		Acres	–	–					–		

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CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
09 Strathcona (continued)	8110433	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110464	No. of Parcels	4		4				4		
		Acres	–		–				–		
	8110588	No. of Parcels	42	40		1			41		1
		Acres	9.19	4.48		2.07			6.55		2.64
	8110863	No. of Parcels	24					24	24		
		Acres	4.69					3.60	3.60		
	8110963	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111169	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111176	No. of Parcels	1					1	1		
		Acres	–					–	–		
	8111367	No. of Parcels	22	22					22		
		Acres	–	–					–		
	8111456	No. of Parcels	5	5					5		
		Acres	–	–					–		
	8111626	No. of Parcels	53	48		2		1	51	2	
		Acres	35.11	6.32		4.72		2.90	13.94	8.48	
	8111782	No. of Parcels	1	1					1		
		Acres	–	–					–		
	8111937	No. of Parcels	14	14					14		
		Acres	–	–					–		
	Total	**No. of Parcels**	**423**	**352**	**19**	**4**		**40**	**415**	**5**	**3**
		Acres	**103.61**	**33.54**	**.89**	**6.79**		**11.54**	**52.76**	**12.36**	**6.80**
31 Glamorgan Glenbrook	8110100	No. of Parcels	1					1	1		
		Acres	–					–	–		
	8110182	No. of Parcels	1		1				1		
		Acres	–		–				–		

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve
M Municipal & School Reserve
E Environmental Reserve

CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
31 Glamorgan Glenbrook (continued)	8110478	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110923	No. of Parcels	7					7	7		
		Acres	7.46					6.56	6.56		
	8111053	No. of Parcels	2		2				2		
		Acres	–		–				–		
	8111369	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111722	No. of Parcels	2		2				2		
		Acres	–		–				–		
	Total	**No. of Parcels**	**15**		**7**			**8**	**15**		
		Acres	**7.46**		**–**			**6.56**	**6.56**		
TOTAL WEST AREA		**No. of Parcels**	**438**	**352**	**26**	**4**		**48**	**430**	**5**	**3**
		Acres	**111.07**	**33.54**	**.89**	**6.79**		**18.10**	**59.32**	**12.36**	**6.80**
SOUTHWEST AREA:											
15 Glenmore	8110677	No. of Parcels	119	100	18				118	1	
		Acres	17.97	11.32	1.60				12.92	.61	
	8110918	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8111132	No. of Parcels	146	6	139				145	1	
		Acres	55.78	.89	11.86				12.75	.50	
	8111134	No. of Parcels	133	120	13				133		
		Acres	19.74	14.42	.83				15.25		
	8111189	No. of Parcels	4					3	3	1	
		Acres	4.28					3.75	3.75	.13	
	8111854	No. of Parcels	23					22	22	1	
		Acres	11.34					8.79	8.79	1.14	
	Total	**No. of Parcels**	**426**	**226**	**171**			**25**	**422**	**4**	
		Acres	**109.11**	**26.63**	**14.29**			**12.54**	**53.46**	**2.38**	

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve:
M Municipal & School Reserve
E Environmental Reserve

CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
17 Livingstone	8110028	No. of Parcels	128	122				3	125	1	2
		Acres	49.07	20.36				10.88	31.24	.23	9.14
	8110265	No. of Parcels	34		33			1	34		
		Acres	–		–			–	–		
	8110356	No. of Parcels	119	116		1			117	1	
		Acres	45.41	14.97		4.58			19.55	14.85	
	8110673	No. of Parcels	29					29	29		
		Acres	–					–	–		
	8111807	No. of Parcels	237	235					235	1	1
		Acres	51.64	40.30					40.30	.46	.50
	8111851	No. of Parcels	30	28					28	2	
		Acres	–	–					–	–	
	8111891	No. of Parcels	146	145					145	1	
		Acres	32.05	17.43					17.43	.50	
	8111972	No. of Parcels	5	5					5	1	
		Acres	1.72	.75					.75	.67	
	Total	**No. of Parcels**	**728**	**651**	**33**	**1**		**33**	**718**	**6**	**4**
		Acres	**179.89**	**93.81**	**–**	**4.58**		**10.88**	**109.27**	**16.04**	**10.31**
39 Midnapore/ Phase 2	8110052	No. of Parcels	113	89				22	111	2	
		Acres	35.16	11.12				9.07	20.19	8.28	
	8110164	No. of Parcels	119	95				23	118	1	
		Acres	20.95	10.53				1.84	12.37	.49	
	8110429	No. of Parcels	255	221	23			9	253	2	
		Acres	72.13	18.66	2.28			17.57	38.51	8.94	
	8110715	No. of Parcels	50	36	11			3	50		
		Acres	15.48	3.60	.91			7.91	12.42		
	8111490	No. of Parcels	133	132					132	1	
		Acres	24.41	13.46					13.46	.49	
	8111812	No. of Parcels	127	123				1	124	3	
		Acres	33.58	15.18				3.76	18.94	7.12	

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve
M Municipal & School Reserve
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CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
39 Midnapore/ Phase 2 (continued)	8111877	No. of Parcels	246	246					246		
		Acres	44.08	28.96					28.96		
	8111879	No. of Parcels	217	1	214	1			216	1	
		Acres	42.69	2.99	19.91	3.09			25.99	.55	
	Total	**No. of Parcels**	**1,260**	**943**	**248**	**1**		**58**	**1,250**	**10**	
		Acres	**288.48**	**104.50**	**23.10**	**3.09**		**40.15**	**170.84**	**25.87**	
TOTAL SOUTHWEST AREA		**No. of Parcels**	**2,414**	**1,820**	**452**	**2**	–	**116**	**2,390**	**20**	**4**
		Acres	**577.48**	**224.94**	**37.39**	**7.67**	–	**63.57**	**333.57**	**48.29**	**10.31**
SOUTH AREA:											
20 Burnsmead	8110095	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110176	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110283	No. of Parcels	1		1				1		
		Acres	–		–				–		
	8110909	No. of Parcels	123	106	16				122	1	
		Acres	3.53	1.74	1.25				2.99	.54	
	8110922	No. of Parcels	4		4				4		
		Acres	–		–				–		
	Total	**No. of Parcels**	**130**	**106**	**23**				**129**	**1**	
		Acres	**3.53**	**1.74**	**1.25**				**2.99**	**.54**	
39 Midnapore/ Phase 2	8110647	No. of Parcels	82	37	45				82		
		Acres	17.00	4.47	4.26				8.73		
	8111438	No. of Parcels	53		53				53		
		Acres	5.67		5.43				5.43		
	Total	**No. of Parcels**	**135**	**37**	**98**				**135**		
		Acres	**22.67**	**4.47**	**9.69**				**14.16**		

* Other Includes
RM-6 High Density Multi-Dwelling District
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CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1981
BY MAJOR AREA STRUCTURE PLAN/DESIGN BRIEF AREAS

TABLE 6 CONTINUED

Major Area Structure Plan/ Design Brief Areas	Registered Plan No.		Gross Subdivision Area	Residential Sites only, by Land Use Designation Categories Number of sites and net acreage					Total of Residential Sites	Reserves **	
				R-1	R-2	RM-1 & 2	RM-3 to 5	Other *		M	E
TOTAL SOUTH AREA		No. of Parcels	265	143	121				264	1	
		Acres	26.20	6.21	10.94				17.15	.54	
CALGARY TOTAL		No. of Parcels	7,645	5,273	1,666	42	48	513	7,542	70	15
		Acres	1,865.96	618.70	134.75	56.31	18.81	187.55	1,016.12	165.69	89.08

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
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3. R-1 AND R-2 LOTS IN THE PLANNING PIPELINE, 1982, JANUARY 1

The supply of approved residential sites in the near future depends on the quantity and stage of advancement of those lots that are in the planning process. Table 7 compiles information about the 1982, January 1 status of those lots in "Outline" and in "Tentative" plan stages. The tabulation has been done by major areas and Design Brief/Area Structure Plan areas. Comparison of the Calgary total figures in the last two years is as follows:

	1981, Jan. 1	1982, Jan. 1
Number of Lots in Outline Plans	8,754	14,868
Number of Lots in Tentative Plans	6,031	6,267

These statistics indicate that the number of R-1 and R-2 lots in the more advanced Tentative Plan stage increased in 1981 by 236 or 3.9 per cent. The total number of R-1 and R-2 lots in the tentative and outline plan parts of the processing "pipeline" increased by 6350 or 43.0 per cent.

Table 7 R-1 AND R-2 LOTS IN PLANNING STAGE AT 1982, JANUARY 1

Major Areas and Design Brief/Area Structure Plan	No. of lots in Outline Plan Stage	No. of lots in Tentative Plan Stage
NORTHWEST AREA:		
Bowmont	213	0
Crowchild & Dalhousie	3,639	380
Greenbriar	3	286
Scenic Acres	83	266
Silver Springs	31	35
Varsity	0	2
Total:	3,969	969
NORTH AREA:		
Beddington	369	10
Thorncliffe	138	3
Calgary North	504	240
Total:	1,011	253
NORTHEAST AREA:		
Marlborough Park East	537	113
Airport	2,418	1,885
Marlborough	24	58
Applewood	59	213
Total:	3,038	2,269
CENTRAL AREA:		
North Bow	20	0
Total:	20	0
EAST AREA:		
Dover	57	35
Ogden	53	13
Eastfield	264	125
McKenzie	430	707
Riverbend	2,071	373
Total:	2,875	1,253
WEST AREA:		
Glamorgan/Glenbrook	99	3
Strathcona	939	81
Total:	1,038	84
SOUTHWEST AREA:		
Canyon Meadows	52	16
Glenmore	68	19
Livingston	441	25
Total:	561	60
SOUTH AREA:		
Bonavista	128	0
Burnsmead	86	581
Midnapore	2,142	798
Total:	2,356	1,379
CALGARY TOTAL:	**14,868**	**6,267**

4. RESIDENTIAL SITES UPON WHICH CONSTRUCTION STARTED IN 1981

This section contains data indicating residential site absorption by Areas, Transportation Zones and Residential Land Use Designation for Calgary. The main source of information is the City's Property File, which records the year when construction began (building first assessed) on each property in the City. To put these statistics in perspective the following table compares data in similar categories for the past five years.

Table 8

NUMBER OF SITES AND ACREAGE ON WHICH RESIDENTIAL CONSTRUCTION STARTED, 1977 - 1981

Construction Started In:	1977	1978	1979	1980	1981
R-1 Districts					
Number of Sites	2608	3718	3446	3681	4547
Net Acres	346	473	456	468	549
R-2 Districts					
Number of Sites	843	1667	2042	1464	1656
Net Acres	109	202	225	157	154
Low Density Multy-Dwelling District					
Number of Sites	59	194	104	21	11
Net Acres	75	90	44	14	24
Medium Density Multy-Dwelling District					
Number of Sites	43	57	32	30	111
Net Acres	19	29	9	28	47
Other Residential Districts					
Number of Sites	1027	927	814	882	1027
Net Acres	240	221	181	198	203
CALGARY TOTAL:					
Net Acres	789	1015	915	865	977

According to residential construction statistics presented on Table 8 during 1981, building activity increased on all type of sites. The number of starts on R-1 lots was 23.5 per cent higher than in 1980, while the total area on which residential construction started in 1981 is 13.0 per cent higher than in the preceding year.

The distribution of building activity between 1977 and 1981 by area is presented in the following Tables 9 and 10.

In 1981, as in all years since 1977, the Northeast Area had the largest share of the total residential building activity. Twenty-five per cent of all the land on which construction started in 1981 is located in the Northeast and 29.1 per cent of the low-density residential land was absorbed in the same area.

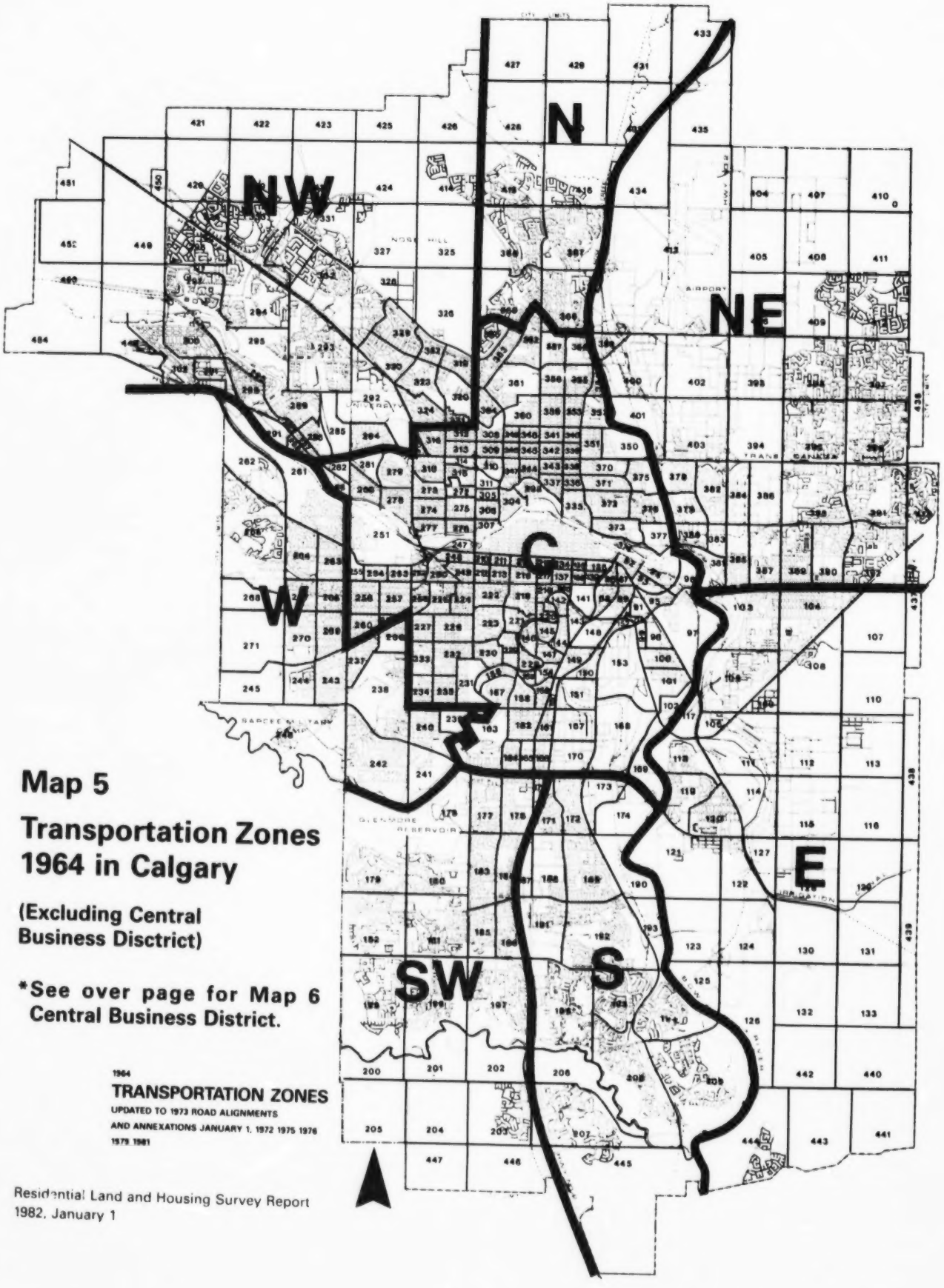
Table 11 provides detailed information about the location of construction sites by Transportation Zones, land use types and major areas of the city.

Table 9 RESIDENTIAL CONSTRUCTION ACTIVITY BY AREA (IN ACRES), 1977 - 1981

Year	Acres %	Northwest	North	Northeast	Central	*East	West	Southwest	South	City Total
1977	Ac.	161	20	291	47	9	40	86	135	789
	%	20.4	2.5	36.9	6.0	1.1	5.1	10.9	17.1	100
1978	Ac.	165	56	362	64	27	51	143	147	1,015
	%	16.3	5.5	35.6	6.3	2.7	5.0	14.1	14.5	100
1979	Ac.	191	94	266	45	21	79	88	131	915
	%	20.9	10.3	29.1	4.9	2.3	8.6	9.6	14.3	100
1980	Ac.	170	84	225	33	26	76	146	105	865
	%	19.7	9.7	26.0	3.8	3.0	8.8	16.9	12.1	100
1981	Ac.	145	74	244	36	67	69	216	126	977
	%	14.8	7.6	25.0	3.7	6.9	7.1	22.1	12.8	100

Table 10 LOW DENSITY RESIDENTIAL CONSTRUCTION ACTIVITY, 1977 - 1981

Year		Northwest	North	Northeast	Central	East	West	Southwest	South	City Total
1977	No. of R-1 & R-2 Sites built up	646	58	1,407	135	49	71	333	751	3,450
	%	18.7	1.7	40.8	3.9	1.4	2.0	9.7	21.8	100
	Net acres built up	84.8	7.9	173.2	21.1	4.6	26.1	39.2	98.1	455.0
	%	18.7	1.7	38.1	4.6	1.0	5.7	8.6	21.6	100
1978	No. of R-1 & R-2 Sites built up	669	408	2,125	138	71	213	891	870	5,385
	%	12.4	7.6	39.5	2.6	1.3	3.9	16.5	16.2	100
	Net acres built up	101	47.4	248.3	17.8	7.5	27.9	110.4	115.3	675.6
	%	15.0	7.0	36.8	2.6	1.1	4.1	16.3	17.1	100
	No. of R-1 & R-2 Sites built up	1,026	662	1,876	158	87	343	539	797	5,488
	%	18.7	12.1	34.2	2.9	1.6	6.2	9.8	14.5	100
	Net acres built up	135.4	75.1	213.7	18.9	10.9	44.7	73.2	109.1	681
	%	19.9	11.0	31.4	2.8	1.6	6.6	10.7	16.0	100
1980	No. of R-1 & R-2 Sites built up	1,088	557	1,630	113	103	219	807	628	5,145
	%	21.1	10.8	31.7	2.2	2.0	4.3	15.7	12.2	100
	Net acres built up	136.8	63.4	184.8	12.2	13.5	28.2	108.7	77.5	625.1
	%	21.9	10.1	29.6	1.9	2.2	4.5	17.4	12.4	100
1981	No. of R-1 & R-2 Sites built up	1,013	472	1,982	136	419	327	1,284	570	6,203
	%	16.3	7.6	32.0	2.2	6.8	5.3	20.7	9.1	100
	Net acres built up	124.6	54.6	204.6	15.1	35.7	40.8	153.7	73.8	702.9
	%	17.7	7.8	29.1	2.2	5.1	5.8	21.9	10.4	100



Map 5

Transportation Zones 1964 in Calgary

(Excluding Central Business Disctrict)

*See over page for Map 6 Central Business District.

1964
TRANSPORTATION ZONES
UPDATED TO 1973 ROAD ALIGNMENTS
AND ANNEXATIONS JANUARY 1, 1972 1975 1976
1979 1981

Residential Land and Housing Survey Report
1982, January 1

Map 6

Transportation Zones 1964, Central Business District, In Calgary

Residential Land and Housing Survey Report, 1982, January 1

Table 11 RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
NORTHWEST AREA:												
287	Residential Apartment		3					.32				.32
288	Residential Apartment		1					.07				.07
289	Residential Apartment	3	8				.39	.56				.95
294	Residential Apartment	2				4	.32				.77	1.09
296	Residential Apartment	136				1	14.10				.13	14.23
298	Residential Apartment	12	2		3		2.49	.23		.38		2.72 .38
299	Residential Apartment		2		1			.24		.22		.24 .22
300	Residential Apartment		5		6			.46		.91		.46 .91
301	Residential Apartment	1	1				.14	.07				.21
302	Residential Apartment	1	2				.35	.28				.63
324	Residential Apartment		2					.14				.14
327	Residential Apartment	34					4.71					4.71

* Other Includes

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve

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RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *.	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
NORTHWEST AREA: (continued)												
331	Residential Apartment	59	5			1	7.92	.42			.10	8.44
333	Residential Apartment	96	37			8	15.00	3.85			4.43	23.28
334	Residential Apartment	12	10				2.35	.90				3.25
414	Residential Apartment	226	27				21.79	3.06				24.85
418	Residential Apartment	146		2			20.50		10.36			30.86
419	Residential Apartment	55			44		8.87			3.38		8.87 3.38
420	Residential Apartment	105					12.49					12.49
424	Residential Apartment	20					2.58					2.58
Total	**Residential Apartment**	**908**	**105**	**2**	**54**	**14**	**114.00**	**10.60**	**10.36**	**4.89**	**5.43**	**140.39 4.89**
NORTH AREA:												
366	Residential Apartment				7					10.51		10.51
367	Residential Apartment	3				1	.38				.13	.51

* Other Includes
RM-6 High Density Multi-Dwelling District
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RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
NORTH AREA: (continued)												
368	Residential Apartment	9	8 2			1	1.05	1.18 1.73			.96	3.19 1.73
415	Residential Apartment	229	56			1	27.43	5.15			5.53	38.11
416	Residential Apartment	124	41		 1		14.37	3.35		 2.60		17.72 2.60
Total	**Residential Apartment**	**365**	**105 2**		**7 1**	**3**	**43.23**	**9.68 1.73**		**10.51 2.60**	**6.62**	**70.04 4.33**
NORTHEAST AREA:												
382	Residential Apartment	49	23		 4		4.25	1.97		 6.49		6.22 6.49
385	Residential Apartment		3					.59				.59
387	Residential Apartment				1					.44		.44
389	Residential Apartment	9	10		 4		1.32	1.56		 .98		2.88 .98
395	Residential Apartment	187	72			87	23.01	6.18			6.44	35.63
397	Residential Apartment	248	42				27.90	4.02				31.92
398	Residential Apartment	1	1				.13	.15				.28

* Other Includes

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
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DC Direct Control District
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RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Transportation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
NORTHEAST AREA: (continued)												
409	Residential Apartment	340	96				36.15	8.46				44.61
412	Residential Apartment	516	310 8			 1	51.47	30.11 1.30			 1.02	81.58 2.32
417	Residential Apartment		67			252		6.06			23.57	29.63
Total	**Residential Apartment**	**1,350**	**624 8**		**9**	**339 1**	**144.23**	**59.10 1.30**		**7.91**	**30.01 1.02**	**233.34 10.23**
CENTRAL AREA:												
036	Residential Apartment					1					.90	.90
037	Residential Apartment					1					1.22	1.22
067	Residential Apartment					1					.10	.10
083	Residential Apartment					1					.59	.59
087	Residential Apartment				1					.46		.46
097	Residential Apartment		3					.29				.29
137	Residential Apartment					2					1.66	1.66

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
** Reserve
M Municipal & School Reserve
E Environmental Reserve

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
CENTRAL AREA: (continued)												
144	Residential Apartment		2		1			.25		.45		.25 .45
145	Residential Apartment	3					.46					.46
146	Residential Apartment	2					.24					.24
147	Residential Apartment		5		1			.38		.15		.53
162	Residential Apartment		3		3	1		.20		1.38	.46	.20 1.84
163	Residential Apartment	7					2.21					2.21
210	Residential Apartment					1					.15	.15
212	Residential Apartment					5					3.60	3.60
213	Residential Apartment					4					1.62	1.62
216	Residential Apartment					1					.35	.35
218	Residential Apartment				2					.52		.52
220	Residential Apartment				1					.60		.60

* Other Includes

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve

M Municipal & School Reserve
E Environmental Reserve

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
CENTRAL AREA: (continued)												
222	Residential Apartment				2					.75		.75
223	Residential Apartment	5					1.02					1.02
224	Residential Apartment				2					.69		.69
225	Residential Apartment		2					.13				.13
226	Residential Apartment		9		2 1			.71		.28 .14		.99 .14
230	Residential Apartment	1					.21					.21
231	Residential Apartment	1					.24					.24
232	Residential Apartment		4					.27				.27
248	Residential Apartment				1					.15		.15
252	Residential Apartment	1					.16					.16
253	Residential Apartment		1					.14				.14
257	Residential Apartment		6		1 4			.44		.14 .56		.58 .56

* Other Includes

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve

M Municipal & School Reserve
E Environmental Reserve

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1981
BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
CENTRAL AREA: (continued)												
258	Residential Apartment		4					.28				.28
259	Residential Apartment		4					.28				.28
260	Residential Apartment		1					.09				.09
272	Residential Apartment		3					.21				.21
274	Residential Apartment		3					.21				.21
275	Residential Apartment		1					.15				.15
276	Residential Apartment		2					.21				.21
277	Residential Apartment		4					.28				.28
278	Residential Apartment		13		1			1.06		.14		1.06 .14
279	Residential Apartment	1					.20					.20
283	Residential Apartment					7					.88	.88
303	Residential Apartment		4					.26				.26

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve
M Municipal & School Reserve
E Environmental Reserve

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
CENTRAL AREA: (continued)												
304	Residential Apartment			1					.28			.28
306	Residential Apartment			1					.09			.09
308	Residential Apartment		1					.10				.10
312	Residential Apartment		2					.21				.21
315	Residential Apartment	1					.14					.14
318	Residential Apartment	1					.08					.08
335	Residential Apartment				2					.80		.80
336	Residential Apartment		1	1				.10	.14			.24
337	Residential Apartment		1					.14				.14
340	Residential Apartment		2					.14				.14
341	Residential Apartment		3					.21				.21
343	Residential Apartment		3					.31				.31

* Other Includes

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
** Reserve
M Municipal & School Reserve
E Environmental Reserve

RESIDENTIAL SITES ON WHICH CONSTRUCTION IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
CENTRAL AREA: (continued)												
344	Residential Apartment	1					.14					.14
345	Residential Apartment		2					.14				.14
346	Residential Apartment		3					.28				.28
348	Residential Apartment		2					.14				.14
349	Residential Apartment		2					.14				.14
352	Residential Apartment		3					.65				.65
353	Residential Apartment		3					.28				.28
354	Residential Apartment		1					.61				.61
358	Residential Apartment		2					.13				.13
359	Residential Apartment		2		2			.14		.21		.35
360	Residential Apartment		2					.14				.14
370	Residential Apartment		1					.10				.10

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve
M Municipal & School Reserve
E Environmental Reserve

RESIDENTIAL SITES ON WHICH CONSTRUCTION IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
CENTRAL AREA: (continued)												
372	Residential Apartment		2		1 4			.19		.11 1.57		.30 1.57
Total	**Residential Apartment**	**24**	**112**	**2 1**	**9 22**	**7 25**	**5.10**	**9.99**	**.23 .28**	**1.58 7.52**	**.88 10.65**	**17.78 18.45**
EAST AREA:												
103	Residential Apartment				1					.14		.14
104	Residential Apartment	1	2			1	.15	.34			.18	.67
105	Residential Apartment	5					.68					.68
108	Residential Apartment	69	84			273	6.56	6.66			25.11	38.33
118	Residential Apartment	1	132	3			.11	8.84	4.78			13.73
120	Residential Apartment		6					.42				.42
121	Residential Apartment	25	12				2.40	.89				3.29
437	Residential Apartment	1					.11					.11
444	Residential Apartment	57	24			12	5.86	2.65			.90	9.41

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
** Reserve
M Municipal & School Reserve
E Environmental Reserve

RESIDENTIAL SITES ON WHICH CONSTRUCTION IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
EAST AREA: (continued)												
Total	**Residential Apartment**	**159**	**260**	**3**	**1**	**286**	**15.87**	**19.80**	**4.78**	**.14**	**26.19**	**66.64** **.14**
WEST AREA:												
237	Residential Apartment		1					.08				.08
244	Residential Apartment	3	4			1 1	.24	.91			4.18 .64	5.33 .64
261	Residential Apartment		2					.16				.16
262	Residential Apartment					19					4.70	4.70
263	Residential Apartment		1			1		.07			2.75	2.82
264	Residential Apartment					1					2.78	2.78
265	Residential Apartment	267	40	1		29	35.41	3.08	2.05		6.76	45.25 2.05
269	Residential Apartment		7					.71				.71
270	Residential Apartment		2			10 1		.16			.73 3.73	.89 3.73
Total	**Residential Apartment**	**270**	**57**	**1**		**60** **3**	**35.65**	**5.17**	**2.05**		**19.12** **7.15**	**59.94** **9.20**

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
** Reserve
M Municipal & School Reserve
E Environmental Reserve

RESIDENTIAL SITES ON WHICH CONSTRUCTION IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
SOUTHWEST AREA:												
176	Residential Apartment				1					.31		.31
179	Residential Apartment	12					1.81					1.81
180	Residential Apartment					2					1.27	1.27
181	Residential Apartment	2					.44					.44
182	Residential Apartment	87	119		1	1	10.42	10.40		4.87	1.58	20.82 6.45
197	Residential Apartment	44					8.18					8.18
198	Residential Apartment	105	11		1	5	14.30	.90		3.76	18.42	33.62 3.76
199	Residential Apartment	472	70		4	61	60.23	6.06		1.35	15.46	83.10
203	Residential Apartment	334	28			83 1	38.65	2.27			11.26 3.68	52.18 3.68
Total	**Residential Apartment**	**1,056**	**228**		**4 3**	**151 2**	**134.03**	**19.63**		**1.35 8.94**	**46.41 5.26**	**201.42 14.20**
SOUTH AREA:												
188	Residential Apartment				1	2				1.51	9.67	11.18

* Other Includes
RM-6 High Density Multi Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve
M Municipal & School Reserve
E Environmental Reserve

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1981 BY AREAS AND TRANSPORTATION ZONE, CALGARY

TABLE 11 CONTINUED

Areas & Trans-portation Zones	Type of housing started	Number of Sites by Land Use Designation Categories					Net Acreage of Sites by Land Use Designation Categories					Totals
		R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
SOUTH AREA: (continued)												
192	Residential Apartment	3					.72					.72
194	Residential Apartment			2					6.14			6.14
207	Residential Apartment	90				3	13.43				.20	13.63
209	Residential Apartment	311	52			63 1	41.24	7.91			21.86 6.84	71.01 6.84
445	Residential Apartment	11	103			67	1.36	9.09			6.16	16.61
Total	**Residential Apartment**	**415**	**155**	**2**	**1**	**133 3**	**56.75**	**17.00**	**6.14**	**1.51**	**28.22 16.51**	**108.11 18.02**
CALGARY TOTAL	**Residential Apartment**	**4,547**	**1,646 10**	**9 2**	**20 91**	**993 34**	**548.86**	**150.97 3.03**	**21.51 2.33**	**13.44 33.51**	**162.88 40.59**	**897.66 79.46**

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R MH Residential Mobile Home District
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5. VACANT RESIDENTIAL SITES INVENTORY, 1982, JANUARY 1

This section contains a catalogue of those registered residential properties which were designated by the Assessment Classifications as being vacant and having no building assessment as of 1982, January 1. These sites were not necessarily on the market nor is it indicated here how many of them have building permits already issued.

The figures in Table 12 show, that as of 1982, January 1, the vacant residential site inventory was at the second highest level in the last five years. Compared to the preceding year's records, the number of vacant R-1 sites increased by 7.1 per cent. The combined area of all vacant residential sites decreased by 58 net acres or 4.1 per cent.

Table 12

VACANT RESIDENTIAL SITE INVENTORY
1978 - 1982

	1978 Jan. 1	1979 Jan. 1	1980 Jan. 1	1981 Jan. 1	1982 Jan. 1
R-1 Sites					
Number	3530	2756	4922	5772	6180
Net Acres	568	426	678	753	818
R-2 Sites					
Number	1400	1311	1574	1365	1489
Net Acres	201	198	213	153	168
Low Density Multy-Dwelling District					
Number	117	76	70	32	69
Net Acres	84	54	134	28	64
Medium Density Multy-Dwelling District					
Number	49	88	56	142	136
Net Acres	17	16	12	61	57
Other Residential Sites					
Number	84	614	951	1548	457
Net Acres	275	251	316	437	267
TOTAL RESIDENTIAL NET ACRES	1173	945	1353	1432	1374

The distribution of the vacant residential sites by major areas of the city since 1978 is shown on Table 13. The largest number of vacant R-1, and R-2 sites was found in the Southwest, having 27.6 per cent of the Calgary total. The same area had also the largest share of the vacant site area in all types of residential districts with 373 net acres or 27.2 per cent of the total. The list of vacant residential sites by Areas and Transportation Zones is provided in Table 14.

Table 13 VACANT RESIDENTIAL SITES BY AREA, 1978 - 1982

Year			Northwest	North	Northeast	Central	East	West	Southwest	South	City Total
1978 Jan. 1	Vacant R-1 & R-2 Sites	Number	874	390	1,670	79	26	280	955	656	4,930
		Acres	144	50	226	9	4	49	189	98	769
	Total net acres of Vacant Residential Sites		290	79	310	39	22	77	254	102	1,173
	% of total		24.7	6.7	26.4	3.3	1.9	6.6	21.7	8.7	100
1979 Jan. 1	Vacant R-1 & R-2 Sites	Number	493	420	1,677	83	79	271	432	612	4,067
		Acres	84	54	208	10	22	58	95	93	624
Jan.	Total net acres of Vacant Residential Sites		146	69	274	64	41	91	133	127	945
	% of total		15.5	7.3	29.0	6.8	4.3	9.6	14.1	13.4	100
1980 Jan. 1	Vacant R-1 & R-2 Sites	Number	1,135	853	1,884	74	116	362	1,555	517	6,496
		Acres	162	106	236	9	16	74	209	79	891
	Total net acres of Vacant Residential Sites		217	130	301	65	27	150	323	140	1,353
	% of total		16.0	9.6	22.2	4.8	2.0	11.1	23.9	10.4	100
1981 Jan. 1	Vacant R-1 & R-2 Sites	Number	1,196	495	2,180	152	375	547	1,216	976	7,137
		Acres	150	61	239	20	36	96	172	132	906
	Total net acres of Vacant Residential Sites		200	96	318	79	57	175	303	204	1,432
	% of total		14.0	6.7	22.2	5.5	4.0	12.2	21.2	14.2	100
1982 Jan. 1	Vacant R-1 & R-2 Sites	Number	1,481	325	1,340	170	1,158	517	2,117	561	7,669
		Acres	199	45	155	24	122	86	282	73	986
	Total net acres of Vacant Residential Sites		242	88	194	68	147	146	373	116	1,374
	% of total		17.6	6.4	14.1	5.0	10.7	10.6	27.2	8.4	100

Table 14 VACANT RESIDENTIAL SITE INVENTORY BY AREA AND TRANSPORTATION ZONE, CALGARY, 1982, JANUARY 1

Areas & Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories					Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories					Totals
	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
NORTHWEST AREA:											
286		2					.28				.28
287	1	1				.07	.14				.21
288		2			1		.16			.07	.23
289		2			3		.14			1.73	1.87
290		1					.14				.14
293					2					1.90	1.90
294	5				7	.89				1.10	1.99
295	1					.21					.21
296	27					3.62					3.62
298	8	2				2.72	.20				2.92
299	2	6		1		.23	.43		.15		.81
300	3	3		1		.62	.36		.21		1.19
301		4			1		.28			.33	.61
302	4	4				1.13	.30				1.43
321		1					.07				.07
327	127					18.55					18.55
330	1					.12					.12
331	77	2				11.56	.28				11.84
332	1				1	.10				1.82	1.92
333	22	23			13	3.94	2.88			5.67	12.49

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
** Reserve
M Municipal & School Reserve
E Environmental Reserve

VACANT RESIDENTIAL SITE INVENTORY BY AREA AND TRANSPORTATION ZONE, CALGARY, 1982, JANUARY 1

TABLE 14 CONTINUED

Areas & Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories					Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories					Totals
	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
334	6	10			1	.92	1.50			1.50	3.92
414	406	27	2			40.55	2.75	9.13			52.43
418	492					69.84					69.84
419	154					24.97					24.97
420	27				1	3.46				2.45	5.91
424	27		3	2		6.08		10.47	5.93		22.48
Total	**1,391**	**90**	**5**	**4**	**30**	**189.58**	**9.91**	**19.60**	**6.29**	**16.57**	**241.95**
NORTH AREA:											
366		1		4			.19		2.67		2.86
367	1	78	4	1	1	1.31	13.53	15.96	3.75	8.00	42.55
368	25				2	3.25				5.71	8.96
369		2					.17				.17
415	50	7			2	6.39	.76			.26	7.41
416	158	3	1		2	18.45	.79	.22		6.09	25.55
Total	**234**	**91**	**5**	**5**	**7**	**29.40**	**15.44**	**16.18**	**6.42**	**20.06**	**87.50**
NORTHEAST AREA:											
382	77	16		3		6.93	1.12		5.40		13.45
385		5					.50				.50
387		7					.99				.99
389	2	21		1	1	.25	3.32		.43	.70	4.70
390		2			2		.44			1.01	1.45

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
** Reserve
M Municipal & School Reserve
E Environmental Reserve

VACANT RESIDENTIAL SITE INVENTORY BY AREA AND TRANSPORTATION ZONE, CALGARY, 1982, JANUARY 1

TABLE 14 CONTINUED

Areas & Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories					Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories					Totals
	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
391					1					3.41	3.41
392					1					.17	.17
395	109	2			38	12.36	.24			4.90	17.50
396	2				1	2.69				3.00	5.69
397	75	5			2	8.65	.58			4.16	13.39
398	4	10				.67	1.02				1.69
409	214	9	26			25.78	.82	2.59			29.19
412	327	175		1		35.42	14.30		4.60		54.32
417		85			39		19.27			5.07	24.34
437	184	9	1			18.97	1.10	2.97			23.04
Total	**994**	**346**	**27**	**5**	**85**	**111.72**	**43.70**	**5.56**	**10.43**	**22.42**	**193.83**
CENTRAL AREA:											
031					1					1.36	1.36
036					1					1.82	1.82
037					2					11.41	11.41
051					1					.30	.30
067					14					1.15	1.15
080					2					.31	.31
081					9					.57	.57
086		2					.21				21
087		1					.08				.08

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District

** Reserve
M Municipal & School Reserve
E Environmental Reserve

VACANT RESIDENTIAL SITE INVENTORY BY AREA AND TRANSPORTATION ZONE, CALGARY, 1982, JANUARY 1

TABLE 14 CONTINUED

Areas & Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories					Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories					Totals
	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
088		5					.40				.40
089		1					.06				.06
092		2					.38				.38
093		1			1		.07			.14	.21
094		1					.09				.09
097		3					.21				.21
135				1					.16		.16
137					35					4.50	4.50
138				5					.68		.68
139				4					.49		.49
140				1					.08		.08
144		2					.21				.21
147		6					.50				.50
156	3					.40					.40
157	1					.14					.14
158	1					.15					.15
161					7					.80	.80
162		3		13			.42		2.16		2.58
163	16					4.74					4.74
166					2					.38	.38
210					1					.11	.11

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R MH Residential Mobile Home District
DC Direct Control District
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VACANT RESIDENTIAL SITE INVENTORY BY AREA AND TRANSPORTATION ZONE, CALGARY, 1982, JANUARY 1

TABLE 14 CONTINUED

Areas & Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories					Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories					Totals
	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
211					1					.22	.22
212					4					.26	.26
213					16					1.62	1.62
216					2					.30	.30
217					1					.27	.27
218				10					.61		.61
219	5			15		.73			1.46		2.19
220				3	12				.30	1.42	1.72
221	1					.07					.07
222				9					1.22		1.22
223	3					.49					.49
224				17					1.34		1.34
225		3		1	1		.30		.06	.07	.43
226		5		2			.50		.14		.64
227		8		1			1.04		.14		1.18
228	2					.40					.40
230	3					.34					.34
231	2	1				.81	.07				.88
232		7		1			.58		.15		.73
233				1					.16		.16
248				4					.78		.78

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
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VACANT RESIDENTIAL SITE INVENTORY BY AREA AND TRANSPORTATION ZONE, CALGARY, 1982, JANUARY 1

TABLE 14 CONTINUED

Areas & Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories					Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories					Totals
	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
249				7					.74		.74
250	1					.16					.16
251				1					.36		.36
253		2					.24				.24
257		4		1			.50		.43		.93
258		1					.07				.07
259		2					.21				.21
260		1					.14				.14
272		1					.08				.08
273		4					.29				.29
275	1					.07					.07
276		1	1				.14	.09			.23
277		4					.27				.27
278		1		3			.14		.42		.56
303		3	1				.35	.04			.39
304			4					.34			.34
306			3					.41			.41
307			1		1			.07		07	.14
308		3					.28				.28
312		5					.41				.41
313		1					.14				.14

* Other Includes

RM 6 High Density Multi-Dwelling District

RM 7 High Density Multi-Dwelling District

R MH Residential Mobile Home District

DC Direct Control District

UR Urban Reserve District

** Reserve

M Municipal & School Reserve

E Environmental Reserve

VACANT RESIDENTIAL SITE INVENTORY BY AREA AND TRANSPORTATION ZONE, CALGARY, 1982, JANUARY 1

TABLE 14 CONTINUED

Areas & Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories					Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories					Totals
	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
315	3					.30					.30
335		6		7			.66		.26		.92
336			2					.28			.28
338			2					.33			.33
339		1		1			.07		.18		.25
340		1		1			.07		.10		.17
341		2					.14				.14
344	1					.14					.14
345		4					.35				.35
347	1					1.06					1.06
349		1					.21				.21
351		2					.14				.14
352		8					.99				.99
353		4					.43				.43
355		2		2			.18		.24		.42
357					3					.63	.63
359		1					.07				.07
363	1					.18					.18
370		1					.10				.10
371			2					.21			.21
372		2	10				.23	1.46			1.69

* Other Includes
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
** Reserve
M Municipal & School Reserve
E Environmental Reserve

VACANT RESIDENTIAL SITE INVENTORY BY AREA AND TRANSPORTATION ZONE, CALGARY, 1982, JANUARY 1

TABLE 14 CONTINUED

Areas & Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories					Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories					Totals
	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
373		1		5			.04		.56		.60
375		1					1.26				1.26
376		4					.35				.35
Total	**45**	**125**	**26**	**116**	**117**	**10.18**	**13.67**	**3.23**	**13.22**	**27.71**	**68.01**
EAST AREA:											
103		1					.14				.14
104	3	7			2	.44	1.14			.45	2.03
105	1	5			1	.16	.93			2.24	3.33
108	10	204	1		2	1.05	19.29	5.26		.58	26.18
118	23	5				2.73	.42				3.15
120		9			1		.76			.24	1.00
121	39	59				3.96	4.49				8.45
444	762	30			22	82.99	3.25			16.74	102.98
Total	**838**	**320**	**1**	**–**	**28**	**91.33**	**30.42**	**5.26**	**–**	**20.25**	**147.26**
WEST AREA:											
240	1					.09					.09
244					2					8.18	8.18
262	21				61	4.77				17.13	21.90
263	1					.24					.24
264		26			1		2.34			7.01	9.35
265	459	7	3		44	76.32	2.24	6.79		20.85	106.20

* Other Includes

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
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UR Urban Reserve District

** Reserve
M Municipal & School Reserve
E Environmental Reserve

VACANT RESIDENTIAL SITE INVENTORY BY AREA AND TRANSPORTATION ZONE, CALGARY, 1982, JANUARY 1

*TABLE 14 CONTINUED

Areas & Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories					Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories					Totals
	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
269		2					.28				.28
Total	**482**	**35**	**3**	**–**	**108**	**81.42**	**4.86**	**6.79**	**–**	**53.17**	**146.24**
SOUTHWEST AREA:											
176		2			1		.21			2.42	2.63
177					1					1.52	1.52
178	1					.42					.42
179	38				3	5.64				13.59	19.23
180	3				28	1.62				12.57	14.19
181	1				1	.17				.14	.31
182	180	137			2	21.09	17.03			7.53	45.65
197	56			3	2	18.25			15.99	.53	34.77
198	176	3			5	22.57	.19			12.67	35.43
199	440	15				72.38	1.50				73.88
203	818	247	2		18	97.73	22.92	7.44		16.74	144.83
Total	**1,713**	**404**	**2**	**3**	**61**	**239.87**	**41.85**	**7.44**	**15.99**	**67.71**	**372.86**
SOUTH AREA:											
191					1					2.95	2.95
192	3					.68					68
196	1					.27					.27
207	81			3	14	12.03			4.34	5.06	21.43
208	1					3.02					3.02

* Other Includes
RM-6 High Density Multi-Dwelling District
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VACANT RESIDENTIAL SITE INVENTORY BY AREA AND TRANSPORTATION ZONE, CALGARY, 1982, JANUARY 1

TABLE 14 CONTINUED

Areas & Transportation Zones	Number of Vacant Residential Sites by Land Use Designation Categories					Acreage of Vacant Residential Sites (Net) by Land Use Designation Categories					Totals
	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	R-1	R-2	RM-1 & 2	RM-3 to 5	Other *	
209	360	49			6	44.11	4.94			31.18	80.23
445	37	29				4.47	2.88				7.35
Total	**483**	**78**	**–**	**3**	**21**	**64.58**	**7.82**	**–**	**4.34**	**39.19**	**115.93**
CALGARY TOTAL	**6,180**	**1,489**	**69**	**136**	**457**	**818.08**	**167.67**	**64.06**	**56.69**	**267.08**	**1,373.58**

* Other Includes

RM-6 High Density Multi-Dwelling District

RM-7 High Density Multi-Dwelling District

R-MH Residential Mobile Home District

DC Direct Control District

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6. CALGARY HOUSING STATISTICS, 1977 - 1981

This Section of the report provides information about housing production over the past five years as well as Calgary's 1981 housing inventory.

A. Table 15 presents statistics showing the completed number of dwelling units by type of structure between 1977 and 1981. It also shows the number of dwelling units under construction on the last days of 1980 and 1981. These figures indicate that total dwelling unit completions increased in 1981 by 645 units or 5.4 per cent from 1980. It is to be noted that all that increase was caused by the growth in the Single-Detached and Duplex category. A contrasting trend can be seen in the "Dwelling units under construction" statistics. In this group the multi dwelling type shows a 67.8 per cent increase, while figures in the Single-Detached & Duplex category indicate a 16.2 per cent decline.

B. Table 16 is an assembly of statistics derived from the annual Civic Census between 1977 - 1981. It is evident from the housing and population statistics that the provision of dwelling units increased faster in Calgary than the population. As a consequence, the average number of persons per dwelling unit has steadily declined from the 1976 level of 2.95 to 2.77 at 1981.

The city wide vacancy rate dropped to 3.26 per cent in 1981 from 3.44 in 1980. The largest change occurred in the Row-housing category where the vacancy rate was 4.14 in 1980 while the 1981 census recorded 3.27 per cent. The same Row-housing category shows the highest inventory growth; the 1980 stock of 19,724 dwelling units increased by 9.2 per cent to 21,530 during the one year period. More details are on Table 16.

Table 15

DWELLING UNITS COMPLETED AND UNDER CONSTRUCTION, CALGARY, 1977 - 1981*

Type of Structure	No. of dwelling units completed					No. of Dwelling units under construction	
Single-Detached	1977	1978	1979	1980	1981	Dec. 31, 1980	Dec. 31, 1981
& Duplex	4,710	6,026	6,552	6,778	8,407	3,588	3,005
Row, Apartment & Other	6,770	7,682	6,858	5,289	4,305	4,390	7,368
Total	11,480	13,708	13,410	12,067	12,712	7,978	10,373

*Source Canada Mortgage and Housing Corporation Canadian Housing Statistics

Table 16 HOUSING STATISTICS, CALGARY* 1977 - 1981

TYPE OF STRUCTURE		'77 Apr.	'78 Apr.	'79 Apr.	'80 Apr.	'81 Apr.
Single family	No. of occupied dwell units	92,967	96,067	99,250	103,162	107,956
	No. of vacant dwell units	1,854	2,065	2,261	2,163	2,308
	No. of total dwell units	94,821	98,132	101,511	105,325	110,264
	Vacancy rate	1.96	2.10	2.23	2.05	2.09
	Average no. of people/d.u.	3.45	3.39	3.34	3.28	3.26
Duplex	No. of occupied dwell units	10,673	11,456	13,122	15,074	16,419
	No. of vacant dwell units	282	687	1,058	598	574
	No. of total dwell units	10,955	12,143	14,180	15,672	16,993
	Vacancy rate	2.57	5.66	7.46	3.82	3.38
	Average no. of people/d.u.	3.17	3.12	3.10	3.09	3.08
Apartment	No. of occupied dwell units	33,864	36,784	40,279	44,279	46,985
	No. of vacant dwell units	776	1,204	1,840	1,837	1,827
	No. of total dwell units	34,640	37,988	42,119	46,116	48,812
	Vacancy rate	2.24	3.17	4.37	3.98	3.74
	Average no. of people/d.u.	1.69	1.67	1.64	1.64	1.68
Row-housing	No. of occupied dwell units	9,425	12,349	15,909	18,907	20,825
	No. of vacant dwell units	914	1,329	2,153	817	705
	No. of total dwell units	10,339	13,678	18,062	19,724	21,530
	Vacancy rate	8.84	9.72	11.92	4.14	3.27
	Average no. of people/d.u.	3.17	3.01	2.90	2.88	2.85
Other (converted structures, mobile homes, other.)	No. of occupied dwell units	19,651	19,397	19,530	20,422	21,238
	No. of vacant dwell units	1,478	1,950	2,031	1,786	1,768
	No. of total dwell units	21,129	21,347	21,561	22,208	23,006
	Vacancy rate	7.00	9.13	9.42	8.04	7.68
	Average no. of people/d.u.	2.35	2.35	2.39	2.29	2.40
TOTAL	No. of occupied dwell units	166,580	176,053	188,090	201,844	213,423
	No. of vacant dwell units	5,304	7,235	9,343	7,201	7,182
	No. of total dwell units	171,884	183,288	197,433	209,045	220,605
	Vacancy rate	3.09	3.95	4.73	3.44	3.26
	Average no. of people/d.u.	2.93	2.87	2.82	2.78	2.77

*Source: CITY OF CALGARY annual census